

**RESOLUTION No. 14-62**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR LANDMARK AT DORAL, GENERALLY LOCATED ON THE EAST SIDE OF NW 107<sup>th</sup> AVENUE BETWEEN NW 62<sup>nd</sup> STREET AND NW 67<sup>th</sup> STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Lennar Homes, LLC, ("Applicants"), has requested approval for the final plat for Landmark at Doral, as described in Exhibit "A" attached hereto, generally located on the east side of NW 107<sup>th</sup> Avenue between theoretical NW 62<sup>nd</sup> Street and NW 67<sup>th</sup> Street, Doral, Florida; and

**WHEREAS**, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

**WHEREAS**, on April 16, 2014 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Code,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1. Recitals.** The above recitals are true and correct and incorporated herein.

**Section 2. Approval.** The City Council of the City of Doral hereby approves the final plat for Landmark at Doral, generally located on the east side of NW 107<sup>th</sup> Avenue between theoretical NW 62<sup>nd</sup> Street and NW 67<sup>th</sup> Street, Doral, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

**Section 3. Recordation.** This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

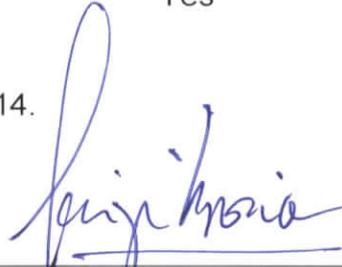
**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

[Section left blank intentionally]

The foregoing resolution was offered by Councilmember Rodriguez who moved its adoption. The motion was seconded by Councilmember Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 16<sup>th</sup> day of April, 2014.



\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:



\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, PASTORIZA  
COLE AND BONISKE  
CITY ATTORNEY

# EXHIBIT “A”

# LANDMARK AT DORAL

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

A REPLAT OF TRACTS 25, 46, AND A PORTION OF TRACTS 24, 33, 34, 35, 36, 45, 47, AND 48, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

SHEET 1 OF 12



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

JANUARY, 2014

## KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED LANDMARK AT DORAL, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

## LEGAL DESCRIPTION:

A PORTION OF TRACTS 24 AND 25, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE N89°40'09"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 15.00 FEET; THENCE N01°43'09"W, ALONG A LINE PARALLEL WITH AND 15.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N01°43'09"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 314.92 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 25; THENCE N89°40'03"E, ALONG THE NORTH LINE OF SAID TRACTS 24 AND 25, FOR A DISTANCE OF 2202.79 FEET TO A POINT ON THE WEST LINE OF THE EAST 415.00 FEET OF SAID TRACT 24; THENCE S01°42'43"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 314.98 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'09"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 2202.76 FEET TO THE POINT OF BEGINNING.

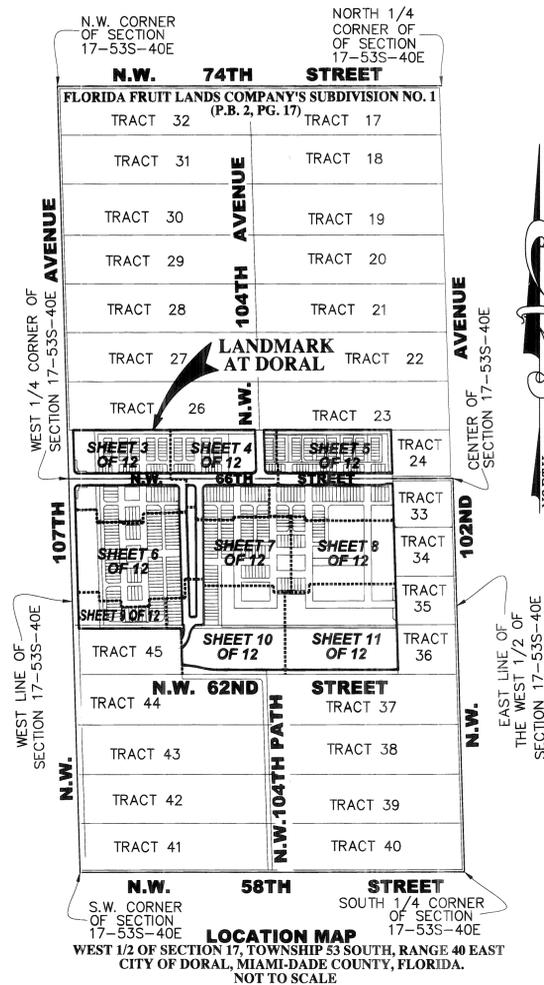
TOGETHER WITH:

A PORTION OF TRACTS 33, 34, 35, 36, 45, 46, 47 AND 48, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE N89°40'09"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 35.01 FEET; THENCE S01°43'09"E, ALONG A LINE PARALLEL WITH AND 35.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 1281.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 48; THENCE N01°42'56"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 20.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°40'09"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 901.32 FEET TO A POINT ON THE WEST LINE OF THE EAST 415.00 FEET OF SAID TRACT 33; THENCE S01°42'43"E, ALONG THE LAST DESCRIBED LINE AND ALONG THE WEST LINE OF THE EAST 415.00 FEET OF SAID TRACTS 34, 35 AND 36, FOR A DISTANCE OF 1304.90 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 36; THENCE S89°40'30"W, ALONG THE LAST DESCRIBED LINE AND ALONG THE SOUTH LINE OF SAID TRACT 45, FOR A DISTANCE OF 1478.06 FEET TO A POINT ON A LINE PARALLEL WITH AND 739.33 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N01°43'09"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 304.93 FEET TO A POINT ON A LINE PARALLEL WITH AND 25.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 45; THENCE S89°40'25"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 699.54 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N01°43'09"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 25.01 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 46; THENCE S89°40'25"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 25.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N01°43'09"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 329.92 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 46; THENCE N89°40'19"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 20.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 35.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N01°43'09"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 624.83 FEET TO THE POINT OF BEGINNING.

## OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.



## CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 104TH AVENUE, N.W. 104TH PATH, N.W. 62ND STREET AND N.W. 66TH STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 107TH AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

THAT TRACTS "A", "B", "C", AND "D", AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF PEDESTRIAN INGRESS AND EGRESS TO THE INDIVIDUAL LOTS AND TRACTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND LANDSCAPING, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION, AND/OR THE MIAMI-DADE COUNTY APPROVED LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "G", "O", "R", "S", "T", "G1", "H1", "I1", "K1", "N1", "R1", "S1", AND "U1", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR PUBLIC AND/OR SEMIPUBLIC USE, FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND LANDSCAPING, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION, AND/OR THE MIAMI-DADE COUNTY APPROVED LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "H", "I", "J", "K", "L", "M", "N", "U", "V", "W", "Y", "Z", "A1", "B1", "C1", "D1", "E1", AND "F1", AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF PUBLIC ACCESS AND PEDESTRIAN INGRESS AND EGRESS TO THE INDIVIDUAL LOTS AND TRACTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND LANDSCAPING, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION, AND/OR THE MIAMI-DADE COUNTY APPROVED LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "O", "P", AND "O1", AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION, AND/OR THE MIAMI-DADE COUNTY APPROVED LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACT "X", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR CIVIC USE AND SHALL BE OWNED AND MAINTAINED BY A PRIVATE ENTITY AND/OR A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION OR THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A SPECIAL TAXING DISTRICT.

THAT TRACTS "W1" AND "X1", AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR ENTRY FEATURES AND FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION, AND/OR THE MIAMI-DADE COUNTY APPROVED LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "E", "F", "T1", AND "V1", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR STORM WATER RETENTION AREAS, WITH A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREAS AS STORAGE BASINS FOR STORM WATER DISCHARGE AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND TRANSMISSION LINES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION, AND/OR THE MIAMI-DADE COUNTY APPROVED LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT AREAS ADJACENT TO THE STORM WATER RETENTION TRACTS ARE TO BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE INTO THE STORM WATER RETENTION AREAS.

## CITY OF DORAL APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

ATTEST \_\_\_\_\_ BY \_\_\_\_\_  
CITY CLERK MAYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

BY: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER #5938  
STATE OF FLORIDA

## MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

SIGNED \_\_\_\_\_  
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

SIGNED \_\_\_\_\_  
DIRECTOR

SIGNED \_\_\_\_\_  
COUNTY ENGINEER

## RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014, AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "LANDMARK AT DORAL", IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA.

FORD, ARMENTEROS & FERNANDEZ, INC.

LB No. 6557

BY: \_\_\_\_\_  
OMAR ARMENTEROS, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, REGISTRATION NO. 3679  
JANUARY 31, 2014.

OMAR ARMENTEROS  
PROFESSIONAL SURVEYOR  
AND MAPPER



# LANDMARK AT DORAL

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 2 OF 12

A REPLAT OF TRACTS 25, 46, AND A PORTION OF TRACTS 24, 33, 34, 35, 36, 45, 47, AND 48, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

JANUARY, 2014

### IN WITNESS WHEREOF:

THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY CARLOS GONZALEZ AS ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS 6th DAY OF FEBRUARY A.D. 2014.

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]  
CARLOS GONZALEZ  
PRINT NAME  
Vice President  
PRINT TITLE

WITNESSES:

[Signature] [Signature]  
Angel Rodriguez Alexa Alvarez  
PRINT NAME PRINT NAME

### ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Carlos Gonzalez AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 6th DAY OF February A.D., 2014.

[Signature]  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Olga Hernandez  
NOTARY PUBLIC, STATE OF: Florida  
COMMISSION NUMBER: EE 060642  
MY COMMISSION EXPIRES: 1-31-15



NOTARY SEAL

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
SEAL



### IN WITNESS WHEREOF:

THAT SAID LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS Chair AND ITS SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 6th DAY OF FEBRUARY A.D. 2014.

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S.

BY: [Signature]  
MARIA CAROLINA HERRERA  
PRINT NAME  
CHAIR  
PRINT TITLE

WITNESSES:

1) [Signature] 2) [Signature]  
JEFF ALEXANDER ZACHARY GRIPPIN  
PRINT NAME PRINT NAME

### ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Maria Carolina Herrera AS Chair OF LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 6th DAY OF February A.D., 2014.

[Signature]  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Olga Hernandez  
NOTARY PUBLIC, STATE OF: Florida  
COMMISSION NUMBER: EE 060642  
MY COMMISSION EXPIRES: 1-31-15



NOTARY SEAL



LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT  
A LOCAL UNIT OF SPECIAL  
PURPOSE GOVERNMENT ORGANIZED  
PURSUANT TO CHAPTER 190, F.S.  
SEAL



THE SUBJECT PROPERTY IS AFFECTED BY:

TERMS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AUGUST 4, 2004 IN OFFICIAL RECORDS BOOK 22543, PAGE 2202.

TERMS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED FEBRUARY 15, 2006 IN OFFICIAL RECORDS BOOK 24241, PAGE 4481.

DEED OF CONSERVATION EASEMENT TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED AUGUST 17, 2006 IN OFFICIAL RECORDS BOOK 24830, PAGE 1822.

TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE COVENANT RUNNING WITH THE LAND IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY RELATING TO THE PROTECTION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS RECORDED OCTOBER 17, 2006 IN OFFICIAL RECORDS BOOK 25007, PAGE 3257.

DECLARATION OF EASEMENT BY THE CDD, RECORDED JUNE 7, 2010 IN OFFICIAL RECORDS BOOK 27309, PAGE 4647, AS AFFECTED BY CORRECTED DECLARATION OF EASEMENT RECORDED OCTOBER 4, 2012 IN OFFICIAL RECORDS BOOK 28299, PAGE 4681.

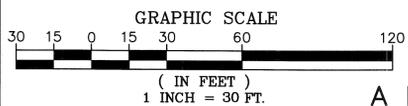
ALL THE ABOVE AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK



# LANDMARK AT DORAL

P.B. PG.

A REPLAT OF TRACTS 25, 46, AND A PORTION OF TRACTS 24, 33, 34, 35, 36, 45, 47, AND 48, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF THE PLAT OF FLORIDA FRUIT LANDS

SHEET 3 OF 12

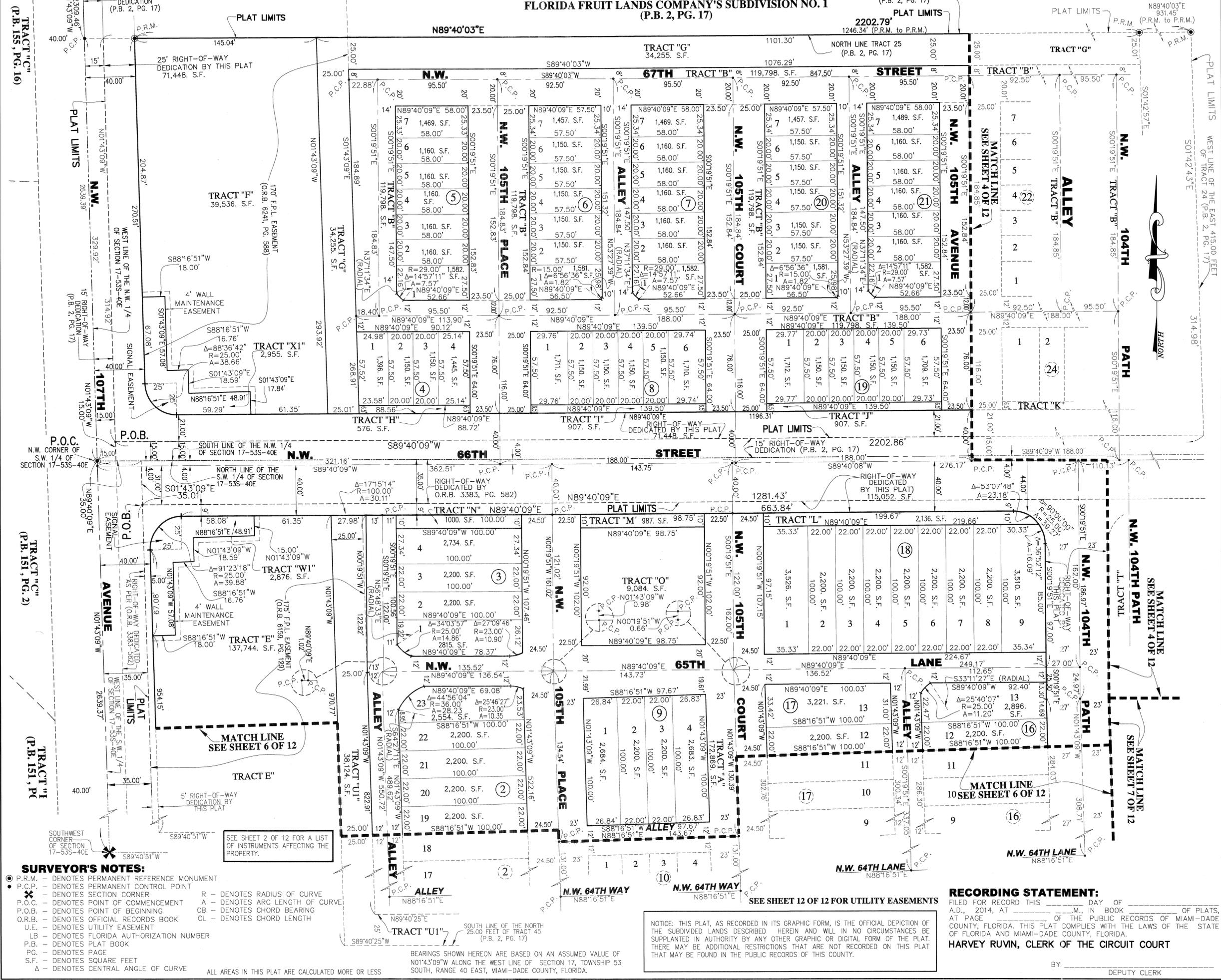
COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
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PH. (305) 477-6472  
FAX (305) 470-2805

JANUARY, 2014

TRACT 26  
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1  
(P.B. 2, PG. 17)



- SURVEYOR'S NOTES:**
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
  - P.C.P. - DENOTES PERMANENT CONTROL POINT
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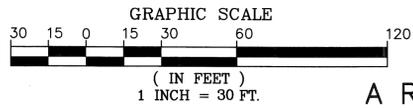
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**HARVEY RUVIN, CLERK OF THE CIRCUIT COURT**  
BY: \_\_\_\_\_ DEPUTY CLERK

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N01°43'09"W ALONG THE WEST LINE OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS



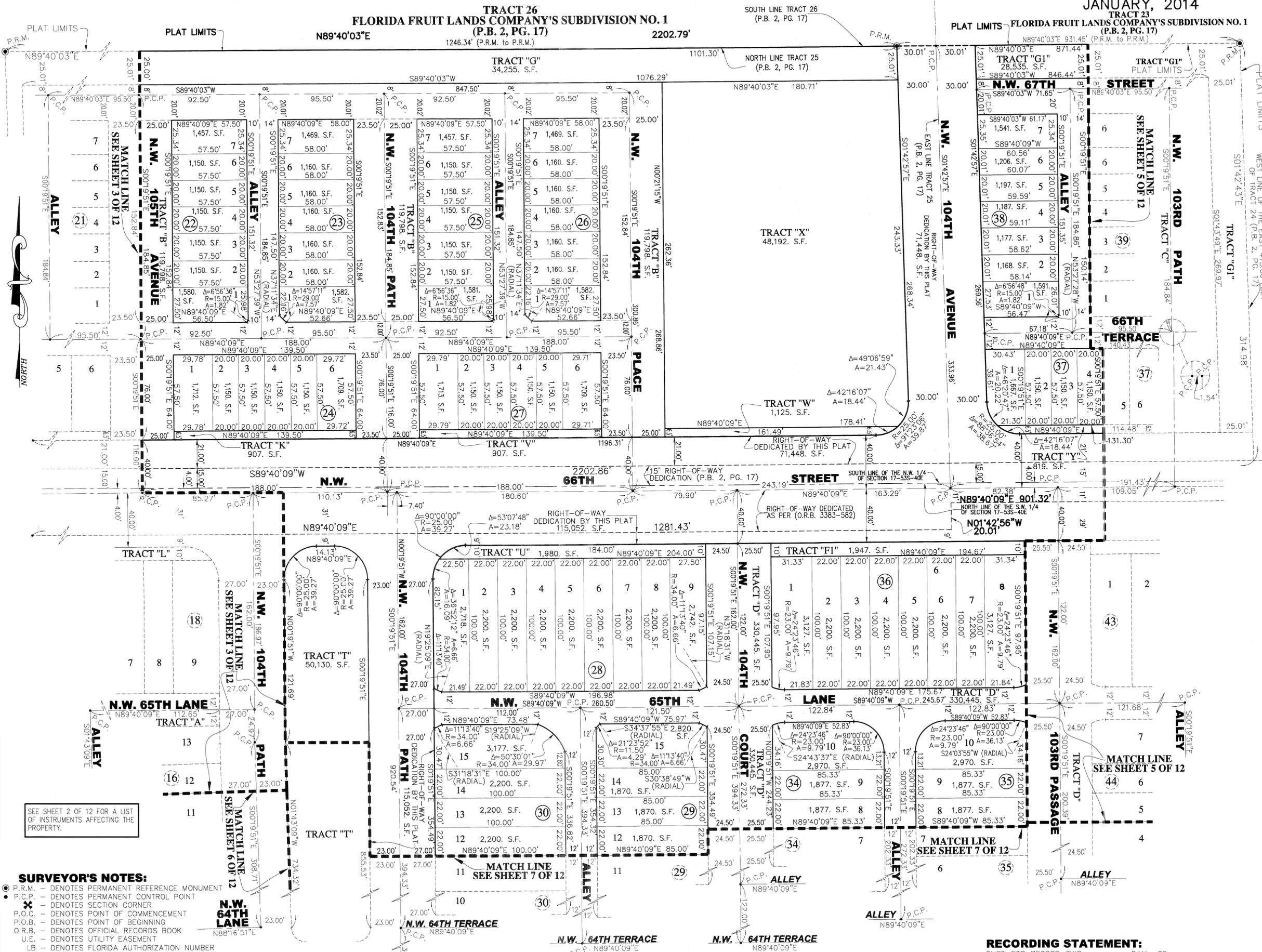
# LANDMARK AT DORAL

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JANUARY, 2014



SEE SHEET 2 OF 12 FOR A LIST OF INSTRUMENTS AFFECTING THE PROPERTY.

- SURVEYOR'S NOTES:**
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
  - P.C.P. - DENOTES PERMANENT CONTROL POINT
  - X - DENOTES SECTION CORNER
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SEE SHEET 12 OF 12 FOR UTILITY EASEMENTS

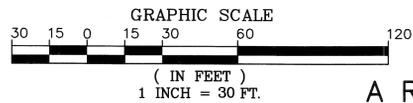
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HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK

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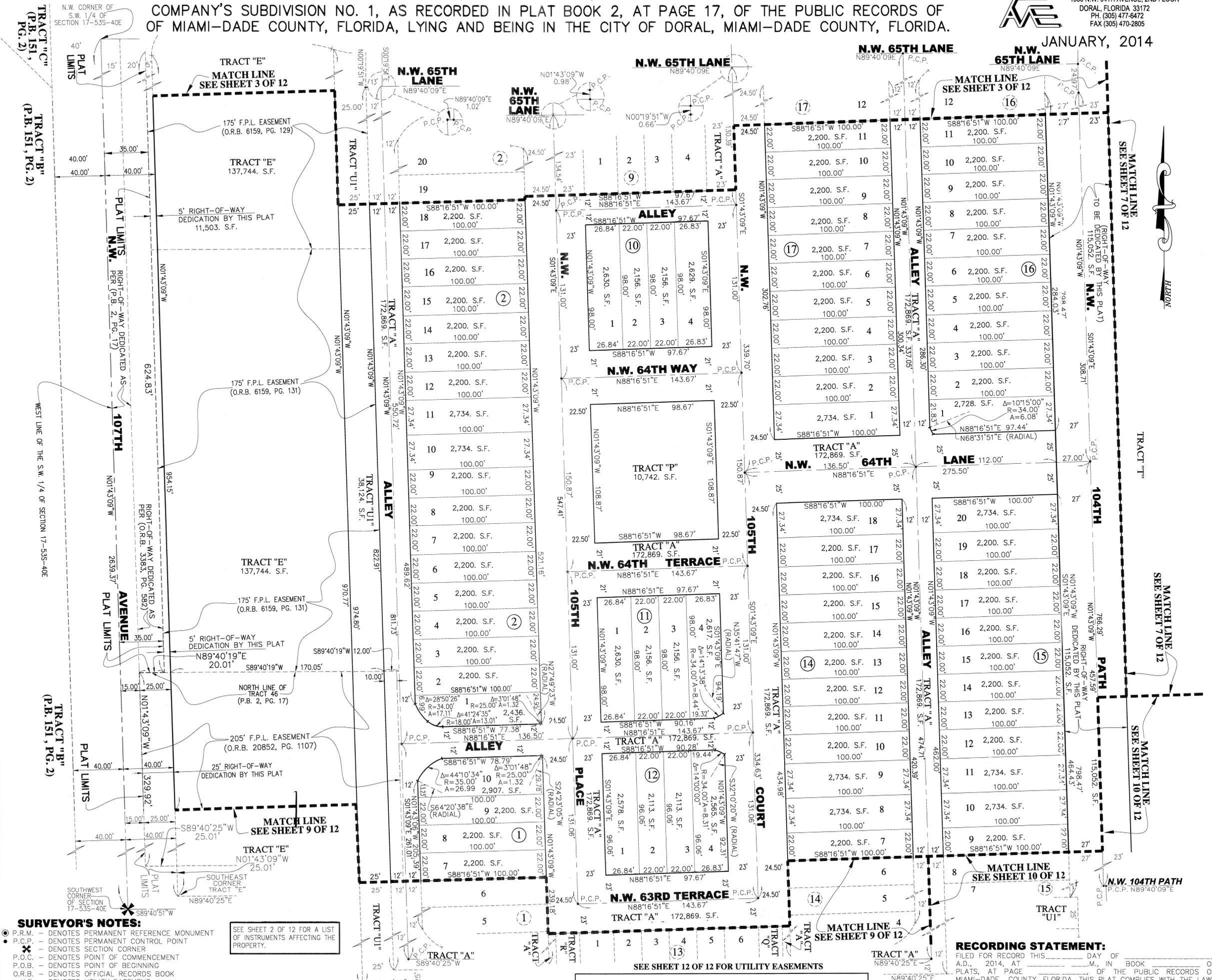
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JANUARY, 2014



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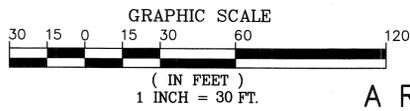
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**HARVEY RUVIN, CLERK OF THE CIRCUIT COURT**  
BY: \_\_\_\_\_ DEPUTY CLERK





# LANDMARK AT DORAL

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

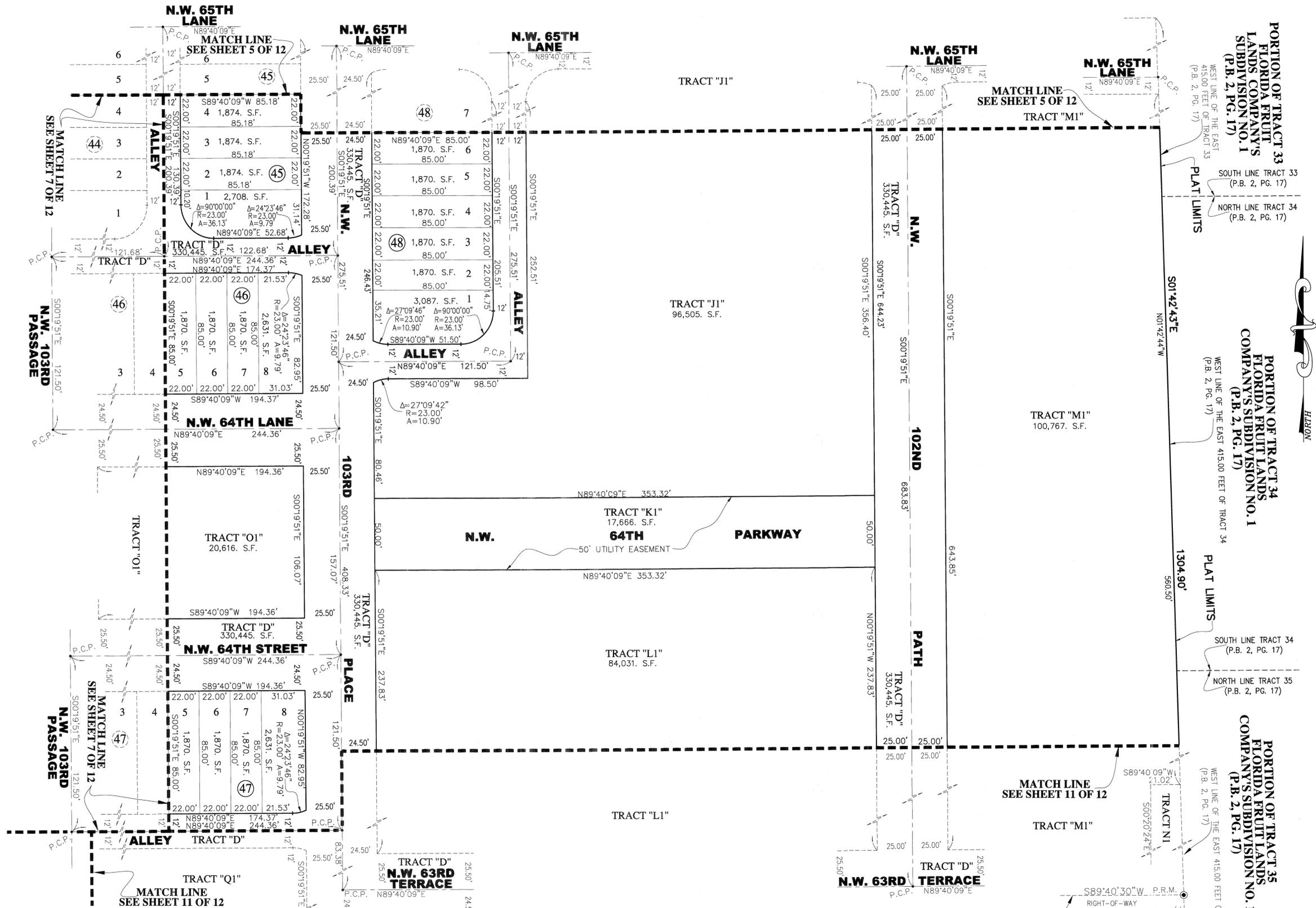
SHEET 8 OF 12

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JANUARY, 2014



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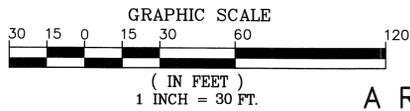
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SEE SHEET 12 OF 12 FOR UTILITY EASEMENTS

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HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK



# LANDMARK AT DORAL

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

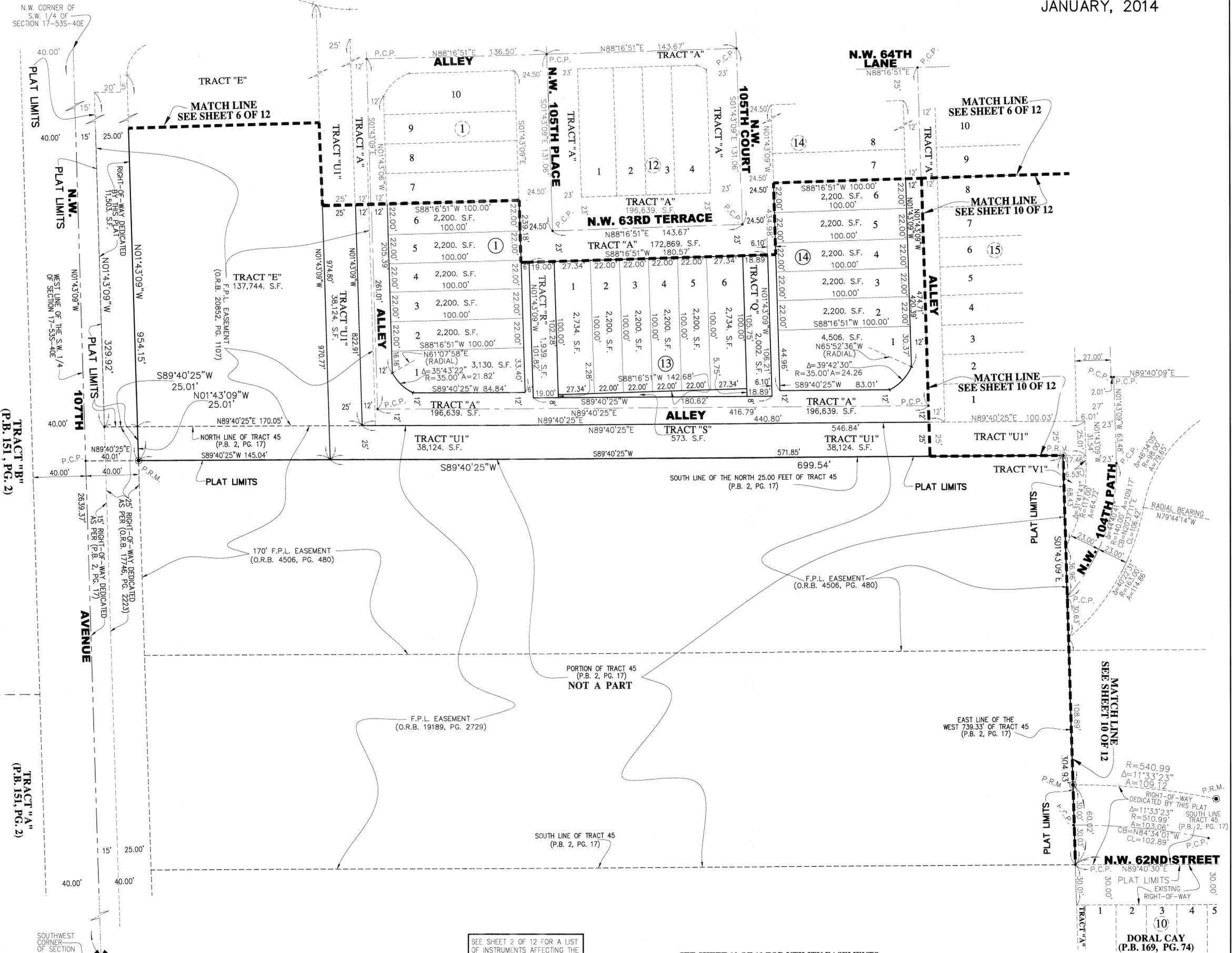
SHEET 9 OF 12

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**SURVEYOR'S NOTES:**

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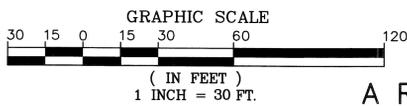
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# LANDMARK AT DORAL

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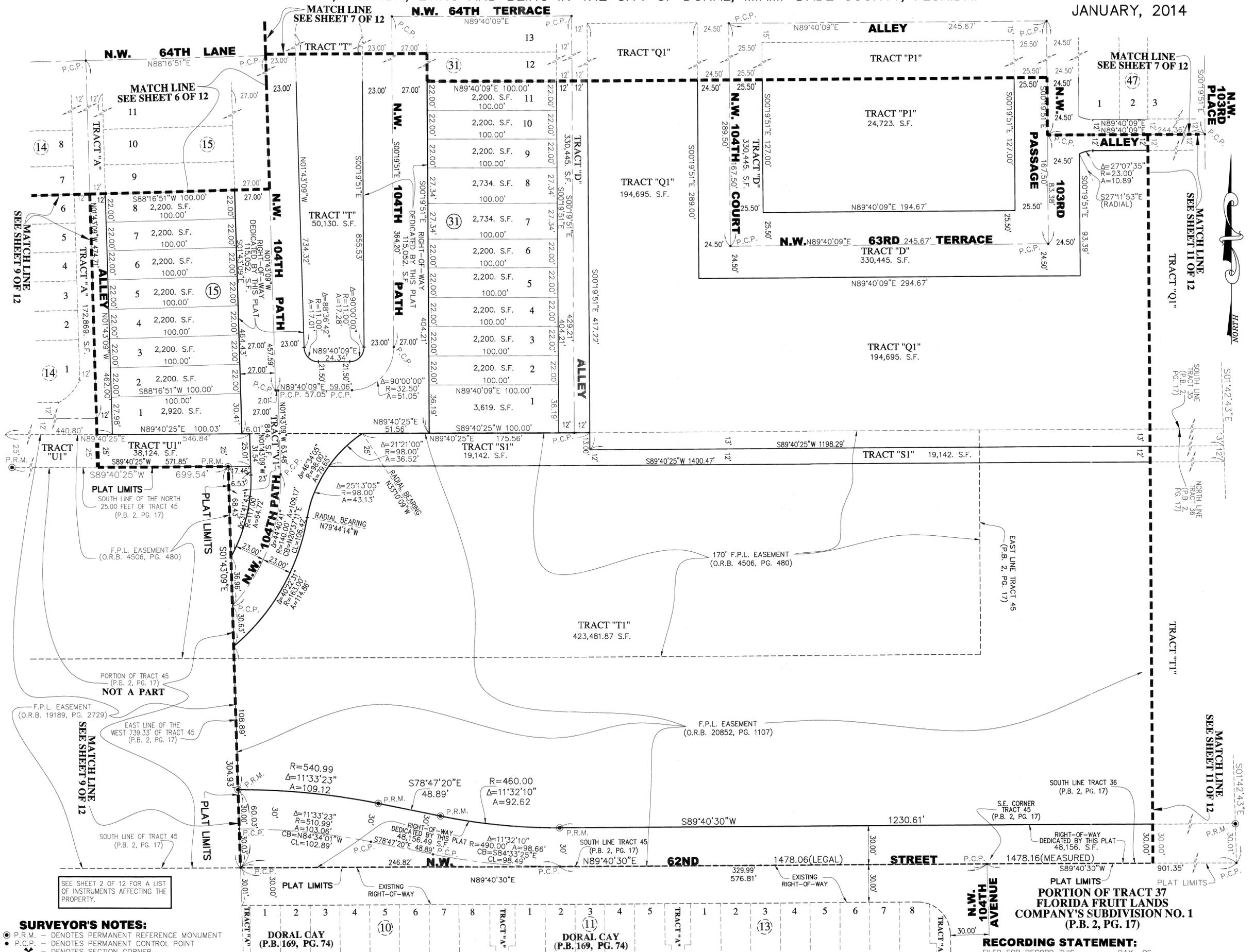
SHEET 10 OF 12

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JANUARY, 2014



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SEE SHEET 12 OF 12 FOR UTILITY EASEMENTS



# LANDMARK AT DORAL

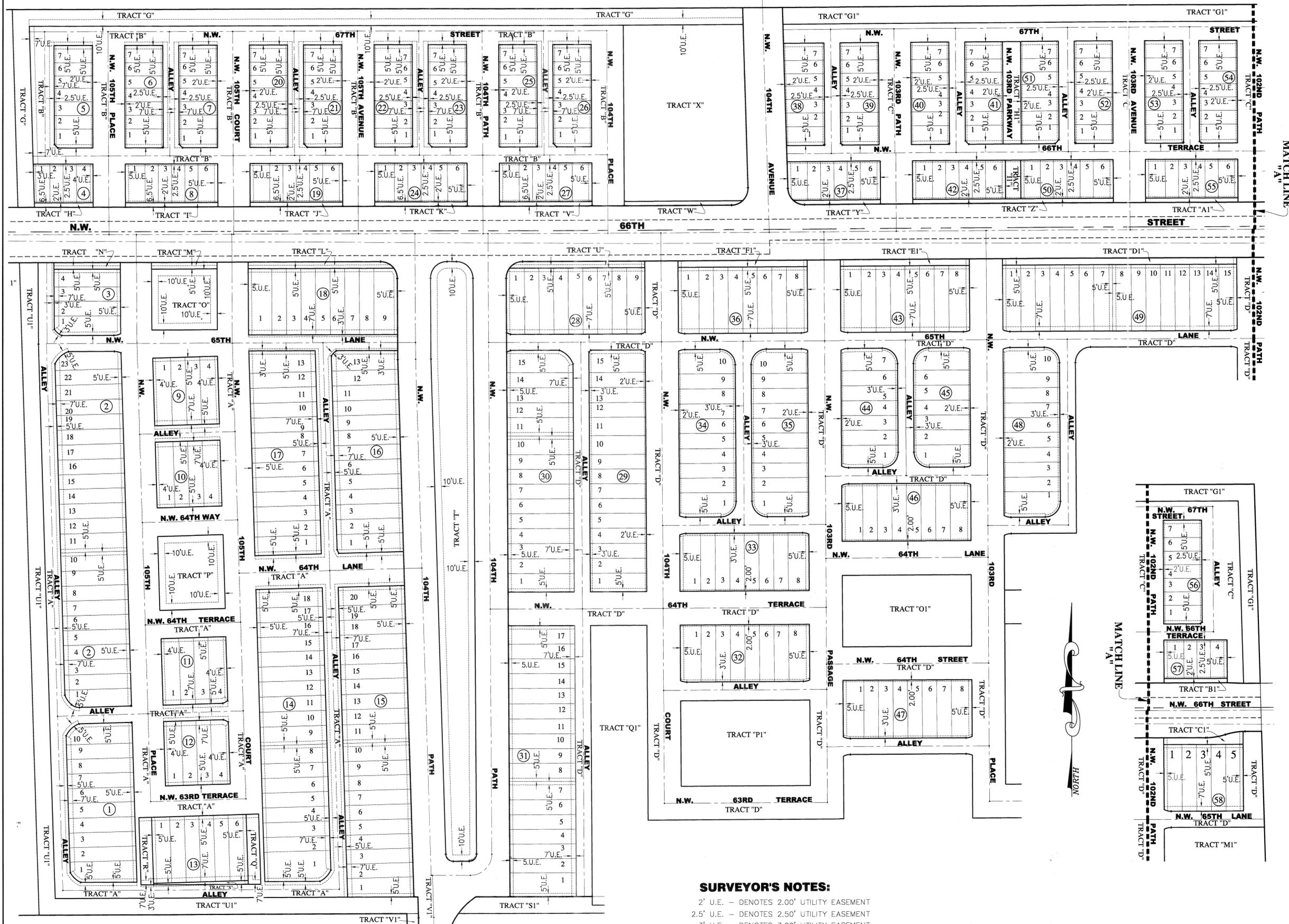
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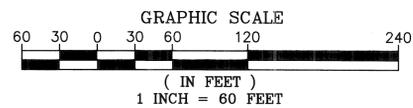


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SEE SHEET 2 OF 12 FOR A LIST OF INSTRUMENTS AFFECTING THE PROPERTY.



**SURVEYOR'S NOTES:**

- 2' U.E. - DENOTES 2.00' UTILITY EASEMENT
- 2.5' U.E. - DENOTES 2.50' UTILITY EASEMENT
- 3' U.E. - DENOTES 3.00' UTILITY EASEMENT
- 4' U.E. - DENOTES 4.00' UTILITY EASEMENT
- 5' U.E. - DENOTES 5.00' UTILITY EASEMENT
- 6.5' U.E. - DENOTES 6.50' UTILITY EASEMENT
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